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**Fallbrook Community Planning Group
Land Use Minutes
May 12, 2009**

San Diego County
DEPT. OF PLANNING & LAND USE

The meeting was called to order at 10:00 a.m. Present : Jack wood, Jackie Heyneman, Eileen Delaney, Anne Burdick, bill Bopf, Ike Perez, Jeff Marchand, Steve Smith.

1. Open forum

There were no comments from the public. Jack wood introduced Helen Kirkpatrick who came as an observer to possibly fill the vacancy on Land Use.

He announced that FCPG chairs would be meeting with Dustin Steiner , Bill Horn's Senior Advisor for Land Use on Thursday May 14, 2009

2. Approval of minutes for April 14, 2009

Steve Smith moved to approve the minutes of the April meeting with one abstention, Eileen Delaney was not present.

3. ZAP09-003 Request for a Minor Use Permit for a FICO (second dwelling unit) building and an addition on the 1.3 acres located at 2249 Gum Tree Land. Owner Alicia Santacroce 451-0001. Applicant and contact person Sachin Parlikar 685-1807. County planner Marcus Lubich 858-694-8847 marcu.lubich@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (3/18)

Sachin Parlikar presented new drawings for the project with most issues pointed out in Scoping letter from County Staff resolved. A line of sight issue for entrance and egress from Gum Tree Lane is pending. Existing are two 16' private driveways with utility easement down the middle. It could be treated as a 40' private road.

The following issues are resolved:

1. Doubled the size of the original addition to meet the requirement for a FICO.
2. The intended primary residence that was two separate dwelling units will be made into one by removing interior walls, doors and one complete kitchen. A small sink(18"x 18" or less) will replace to conform with wet bar allowance.
3. Other structures are sheds with less than 300 sq ft. and do not require permitting.
4. Septic System is legal and signed off.
5. Lot line has been adjusted and accepted.

A motion to approve as presented was made by Bill Bopf. Following comments by near neighbor, Dave Allen that the traffic issue should not be minimized, the motion was amended as follows:

Moved to approve provided all requirements by DPW and DPLU are met. Motion carried unanimously.

4. Workshop on the Fallbrook Community Plan as created by the community and the Planning Group in 2005/2006 vis-à-vis the plan as reformatted by county staff. County

planner Eric Lardy 858-694-2457, eric.lardy@sdcounty.ca.gov. Continued discussions from the 4 May 2009 FCPG meeting. **Land Use, Circulation, Parks & Recreation, Public Facilities and Design Review committees.** Community input. Voting item.

Jack Wood announced that the Steering committee deleted all current lot size averaging and planned residential development lot size requirements.

The following replacements or additions are recommended:

Policy LU 2.1.10 Require minimum lot size to be related to density and number of units. Limit Fallbrook's single family matrix for maximum density at 7.3 dwelling units to the acre – a minimum lot size of 6,000 "buildable" SF. The County General Plan category of 10.9/acre shall not be used in Fallbrook. The Community Plan interprets the County's 4.3 units to the gross acre to be the equivalent to quarter-acre lots.

Policy LU2.1.10a Lot size averaging for single family detached units may be permitted so long as the lot size is not less than one half (1/2) of the zoning allowed but shall not be less than 6000 SF. All perimeter lots are required to use buffering.

Policy LU 2.1.10b A planned residential development (PRD) may be permitted as long as the minimum lot size for single family detached dwellings is not less than 5000 SF and meets all the other requirements of a PRD. All perimeter lots are required to use buffering.

Policy LLU2.1.12 Require open space and parks in large multi-family projects to be based on community needs. The formula (should) shall be 5 acres per 1,000 residents. Parks must be designed to provide individual or group activities of an active nature common to local parks in San Diego County. The term "Parks" does not include natural open space, nature study areas, open space for buffer areas, steep slopes, golf courses, riding and hiking trails or pathways, water courses, drainage areas, water bodies (lakes, ponds, reservoirs, parking areas, and archaeology areas. (see Policy COS 2.a.1.3)

Replace wording

Policy LU 2.1.13 Require property owners requesting Discretionary Permits to construct Trails or Pathways if shown on the Fallbrook Community Trails Plan of the San Diego County Community Trails Master Plan, the implementing document for the County Trails Program.

Delete Policy LU 2.3.4 - Essentially a duplication of LU 2.3.2

Bill Bopf moved to adopt the changes made today and recommend to the FCPG. Motion passed unanimously.

Secretary – Jackie Heyneman